



**Connells**

Generator Hall Electric Wharf  
Coventry





## Property Description

This attractive and stylish two bedroom ground floor apartment is situated in a sought after and convenient development near the city centre. The accommodation briefly comprises: an open plan fitted kitchen/lounge, two good sized bedrooms and a fitted shower room. Externally there is allocated parking.

### Approach

Via a communal entrance door with intercom system to:

### Communal Entry

Stairs rising to all floors and personal door to;

### Private Hall

Two cupboards, electric heater.

### Open Plan Lounge/ Kitchen

#### Lounge Area

Double glazed floor to ceiling window, electric heater, television point and double glazed door opening onto balcony.

#### Kitchen Area

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces over. Integrated electric oven and new electric hob with cookerhood over, integral washing machine.

### Bedroom One

Double glazed floor to ceiling window, built-in wardrobe, electric heater, exposed brick feature and television point,

### Bedroom Two

Double glazed floor to ceiling window, electric heater, exposed brick feature and television point,

### Fitted Shower Room

Tiled, comprising of a double shower cubicle, wash hand basin, toilet, extractor fan, heated towel rail and inset spotlights.

### Outside

Secure gated access and allocated parking space.





Total floor area 82.9 m<sup>2</sup> (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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38 New Union Street  
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EPC Rating:  
 Awaited

Council Tax  
 Band: D

Service Charge:  
 2029.71

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COV324057](http://connells.co.uk/Property/COV324057)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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